



# Public Notice

U.S. Army Corps of Engineers, Norfolk District

November 21, 2005

CENAO-TS-G  
05-V1518-40

## FEDERAL PUBLIC NOTICE

The District Engineer and the Virginia Department of Environmental Quality have received a joint application for Federal and State permits as described below:

### APPLICANT

Brookfield Stephenson Village, LLC  
Attn: Mr. Richard T Dengler  
10687 Gaskins Way  
Manassas, VA 20109

WATERWAY AND LOCATION OF THE PROPOSED WORK: The project is located on an approximately 795-acre parcel southeast of the intersection of Route 662 and Route 761 near Stephenson in Frederick County, Virginia. The work will occur in Hiatt Run and other tributaries.

PROPOSED WORK AND PURPOSE: The project consists of the discharge of fill material into waters of the United States associated with the construction of a residential planned development. The project is called Stephenson Village. Approximately 1.0 acres of jurisdictional waters of the United States, comprised of 0.61 acre palustrine forested wetlands, 0.16 acre palustrine scrub shrub wetlands, 0.2 acre palustrine emergent wetlands, 0.03 acre ponds, and 2378 linear feet of stream channels, will be impacted by the proposed work. The work includes approximately 2465 residential housing units, a commercial center, a public school and public ball fields. On-site mitigation is planned to compensate for impacts to wetlands and streams.

In addition to the required Department of the Army permit, the applicant must obtain a Virginia Water Protection Permit from the Virginia Department of Environmental Quality (DEQ) assuring that applicable laws and regulations pertaining to water quality are not violated. A vicinity map and project plans are attached. This public notice and the drawings can also be viewed at <http://www.nao.usace.army.mil/Regulatory/PN/PN.html>.

AUTHORITY: Permits are required pursuant to Sections 401 and 404 of the Clean Water Act (Public Law 95-217) and Title 62.1 of the Code of Virginia.

FEDERAL EVALUATION OF APPLICATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. The decision will reflect the national concern for both protection and utilization of important resources. The benefits that reasonably may be expected from the proposal must be balanced against its reasonably foreseeable detriments. All of the proposal's relevant factors will be considered, including conservation, economics, aesthetics, general

environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use classification, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people. The Environmental Protection Agency's "Guidelines for Specification of Disposal Sites for Dredged or Fill Material" will also be applied (Section 404(b)(1) of the Clean Water Act).

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. Anyone may request a public hearing to consider this permit application by writing to the District Engineer within 30 days of the date of this notice, stating specific reasons for holding the public hearing. The District Engineer will then decide if a hearing should be held.

Preliminary review indicates that: (1) an environmental impact statement will be required; (2) no species of fish, wildlife, or plant (or their critical habitat) listed as endangered or threatened under the Endangered Species Act of 1973 (PL 93-205) will be affected; and (3) known properties eligible for inclusion or included in the National Register of Historic Places are in or near the permit area and would likely be affected by the proposal. The permit area is limited to the impact areas on the project site. Additional information might change any of these findings.

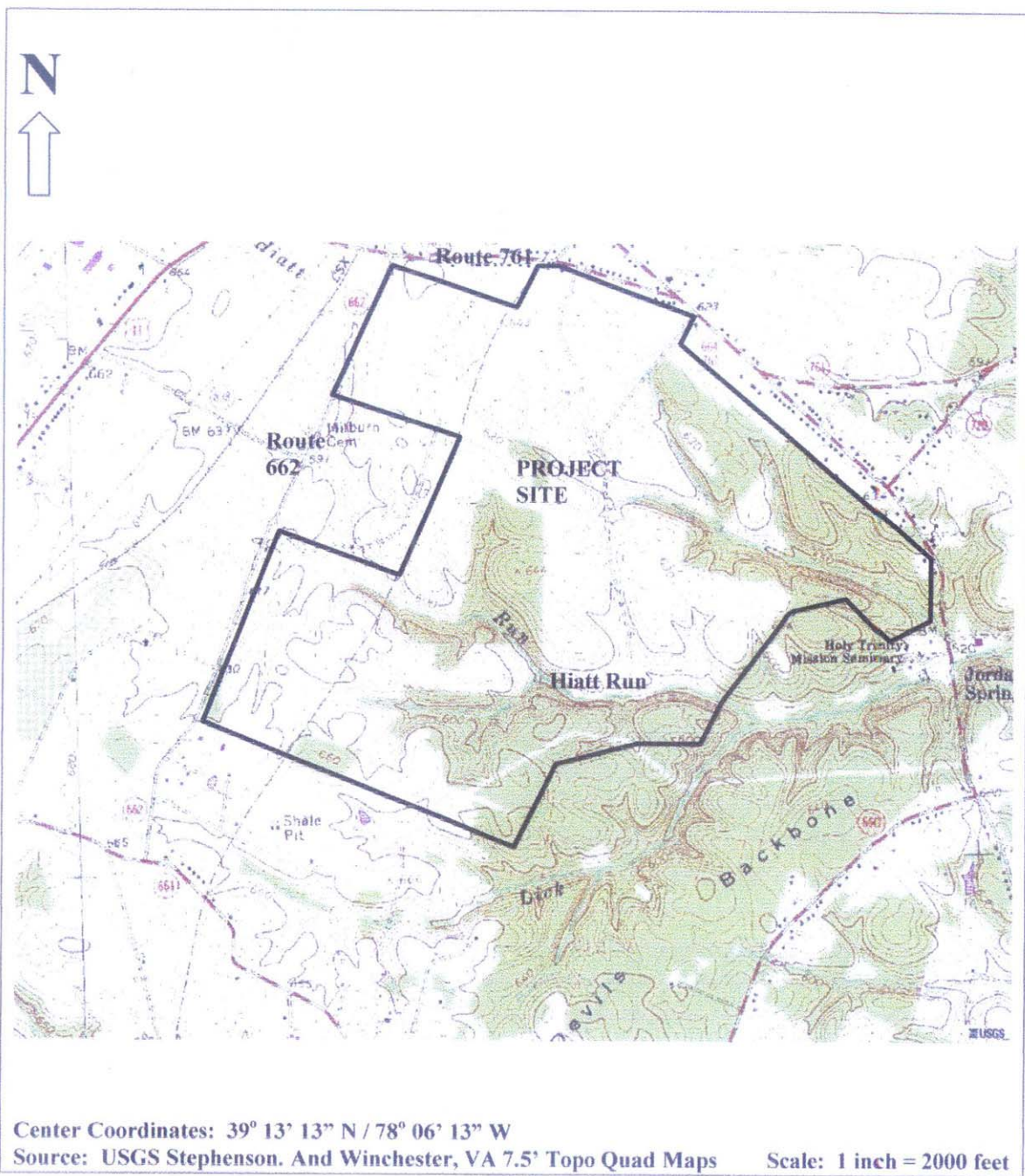
**COMMENT PERIOD:** Comments on this project should be made in writing, addressed to the U.S. Army Corps of Engineers-Norfolk District, Northern Virginia Field Office, 18139 Triangle Plaza, Suite 213, Dumfries, VA 22026, and should be received by the close of business on December 21, 2005.

If you have any questions about this project or the permit process, please contact Mr. Ron Stouffer at 703-221-6967.

FOR THE DISTRICT ENGINEER:

Bruce F. Williams  
Chief, Northern Virginia  
Regulatory Section

Enclosures



<p>Stephenson Village Planned Residential Community Frederick County, VA</p>	<p> <b>WETLAND ALTERNATIVES</b> 5640 Inverchapel Road Springfield, VA 22151</p>	<p><b>Figure 2</b> <b>Topographic Map</b> <b>June 2005</b></p>
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Wetland Imp				
Impact Site Number	Activity	Wetland Impact (Sq. Ft.)	Wetland Type	Wetland Value
1	2	1,000	W1	1.000
2	3	1,000	W1	1.000
3	4	1,000	W1	1.000
4	5	1,000	W1	1.000
5	6	1,000	W1	1.000
6	7	1,000	W1	1.000
7	8	1,000	W1	1.000
8	9	1,000	W1	1.000
9	10	1,000	W1	1.000
10	11	1,000	W1	1.000
11	12	1,000	W1	1.000
12	13	1,000	W1	1.000
13	14	1,000	W1	1.000
14	15	1,000	W1	1.000
15	16	1,000	W1	1.000
16	17	1,000	W1	1.000
17	18	1,000	W1	1.000
18	19	1,000	W1	1.000
19	20	1,000	W1	1.000
20	21	1,000	W1	1.000
21	22	1,000	W1	1.000
22	23	1,000	W1	1.000
23	24	1,000	W1	1.000
24	25	1,000	W1	1.000
25	26	1,000	W1	1.000
26	27	1,000	W1	1.000
27	28	1,000	W1	1.000
28	29	1,000	W1	1.000
29	30	1,000	W1	1.000
30	31	1,000	W1	1.000
31	32	1,000	W1	1.000
32	33	1,000	W1	1.000
33	34	1,000	W1	1.000
34	35	1,000	W1	1.000
35	36	1,000	W1	1.000
36	37	1,000	W1	1.000
37	38	1,000	W1	1.000
38	39	1,000	W1	1.000
39	40	1,000	W1	1.000
40	41	1,000	W1	1.000
41	42	1,000	W1	1.000
42	43	1,000	W1	1.000
43	44	1,000	W1	1.000
44	45	1,000	W1	1.000
45	46	1,000	W1	1.000
46	47	1,000	W1	1.000
47	48	1,000	W1	1.000
48	49	1,000	W1	1.000
49	50	1,000	W1	1.000
50	51	1,000	W1	1.000
51	52	1,000	W1	1.000
52	53	1,000	W1	1.000
53	54	1,000	W1	1.000
54	55	1,000	W1	1.000
55	56	1,000	W1	1.000
56	57	1,000	W1	1.000
57	58	1,000	W1	1.000
58	59	1,000	W1	1.000
59	60	1,000	W1	1.000
60	61	1,000	W1	1.000
61	62	1,000	W1	1.000
62	63	1,000	W1	1.000
63	64	1,000	W1	1.000
64	65	1,000	W1	1.000
65	66	1,000	W1	1.000
66	67	1,000	W1	1.000
67	68	1,000	W1	1.000
68	69	1,000	W1	1.000
69	70	1,000	W1	1.000
70	71	1,000	W1	1.000
71	72	1,000	W1	1.000
72	73	1,000	W1	1.000
73	74	1,000	W1	1.000
74	75	1,000	W1	1.000
75	76	1,000	W1	1.000
76	77	1,000	W1	1.000
77	78	1,000	W1	1.000
78	79	1,000	W1	1.000
79	80	1,000	W1	1.000
80	81	1,000	W1	1.000
81	82	1,000	W1	1.000
82	83	1,000	W1	1.000
83	84	1,000	W1	1.000
84	85	1,000	W1	1.000
85	86	1,000	W1	1.000
86	87	1,000	W1	1.000
87	88	1,000	W1	1.000
88	89	1,000	W1	1.000
89	90	1,000	W1	1.000
90	91	1,000	W1	1.000
91	92	1,000	W1	1.000
92	93	1,000	W1	1.000
93	94	1,000	W1	1.000
94	95	1,000	W1	1.000
95	96	1,000	W1	1.000
96	97	1,000	W1	1.000
97	98	1,000	W1	1.000
98	99	1,000	W1	1.000
99	100	1,000	W1	1.000

**WETLANDS / WATERS PERMANENT IMPACTS**

Impact Site Number	Activity	Wetland Impact (sq ft)	Wetland Type	Stream Type	Stream Length (lf)
1a	Road	1,330	PEM		
1b	Road				55 lf
2	Con Span			Intermittent	( 61 lf)
3a	Fill	(1,110 )	ISOLATED	ISOLATED	
3b	Road	( 795)	ISOLATED	ISOLATED	
4	Fill			Intermittent	120 lf
5a	Fill			Intermittent	36 lf
5b	Road			Intermittent	70 lf
6	Road	507	PEM		
7	Road				80 lf
8	Fill	1,067	PEM		
9	Fill			Intermittent	25 lf
10a	Fill			Intermittent	60 lf
10b	Road	1,414	POW	Intermittent	75 lf
11	Road			Intermittent	65 lf
12	Road	8,761	PFO/PEM		
13	Road	3,605	PEM	Intermittent	60 lf
14	Road	150	PEM		
15	Fill	3,280	PEM	Intermittent	70 lf
16	Road			Intermittent	60 lf
17	Road			Intermittent	65 lf
18	Con Span			PERENNIAL	( 78 lf)
19	Road			Intermittent	70 lf
20	Fill	1, 073	PEM		
21	Road	756	PSS/PEM		
22	Fill	5,016	PSS/PEM		
23	Stormwater Mgt			PERENNIAL	33 lf
24a	Fill			Intermittent	172 lf
24b	Road			Intermittent	123 lf
25	Con Span			PERRENIAL	(139 lf)
26	Road			Intermittent	60 lf
27a	Fill	1,853	PEM	Intermittent	250 lf
27b	Road			Intermittent	61 lf
28a	Fill	747	PEM	Intermittent	135 lf
28b	Road			Intermittent	46 lf
29	Fill	(2,567)	PEM	ISOLATED	
30	Con Span			Intermittent	(66 lf)
31a	Fill			Intermittent	150 lf
31b	Road			Intermittent	150 lf
32	Road			Intermittent	115 lf
33a	Fill	1,370	PSS/PEM		
33b	Road	3,087	PEM		
34a	Fill	1,521	PEM		
34b	Road	1,815	PEM		
35a	Fill	2,534	PEM		
35b	Road	2,640	PEM	Intermittent	172 lf
36	Fill	1,372	PEM		

**Roads:**

Wetlands 22,651  
 PEM 13,134  
 PSS 756  
 PFO 8,761  
 Streams 1,290 lf  
 Open Water 1,414

**Fill:**

Wetlands 19,833  
 PEM 13,447  
 PSS 6,386  
 PFO ----  
 Streams 1,088lf  
 Open Water 0

**TOTAL**

Wetlands 42,484 (0.97 ac)  
 PEM 26,581  
 PSS 7,142  
 PFO 8,761  
 Streams 2,378 lf (33 linear feet of perennial)  
 Open Water 1,414 (0.03 ac)